

TG

SALES & LETTINGS



Bath Road, Eastington, Stonehouse Gloucestershire GL10 3AX

Guide Price £495,000

- Modern ****DETACHED BUNGALOW**** in the popular village of Eastington
- Three Double Bedrooms
- Stunning Open-Plan Kitchen/Living/Dining Room with Bi-Fold Doors to Garden
- Two Bath/Shower Rooms
- Plentiful Off-Road Parking, Garage and Generous Level Garden
- Convenient Access for M5 and A38
- Village Amenities Close By
- Stylishly Upgraded by Present Owners

The Property

TG Sales and Lettings are very excited to present this DETACHED 3 BEDROOM BUNGALOW to the market, having been beautifully upgraded by the present owners to offer a stylish and contemporary open plan living/dining/kitchen space for the whole family to enjoy. With 2 bath/shower rooms, a generous, level rear garden and plentiful off-road parking with a garage, this home ticks every box, and located in Eastington - one of the most popular villages in the Severn Vale! The ample parking is found to the front of the bungalow, laid to block paving and gravel. The bungalow is set back from the Bath Road, tucked away down a private lane.

Upon entering, a spacious hallway leads you to all three bedrooms, main bathroom, laundry room and the 'wow factor' family living space. There is a useful built-in storage cupboard and loft access. Wood effect flooring continues seamlessly across the property with oak veneer doors highlighting the emphasis on quality throughout. To the rear of the property, the gorgeous, open plan living space is flooded with natural light through the smart bi-fold doors to the garden and enjoys double aspect windows. There are three zoned areas – living, dining and kitchen with the flooring here laid to wood effect Kardean. The smart shaker style kitchen comprises an extensive range of wall and base cabinetry with quartz worksurfaces; there is space for a range cooker, with integral appliances including full height fridge, dishwasher, and built-in extractor hood, and a convenient breakfast bar overlooking the garden. Bi-fold doors lead out from the dining area to the garden.

The three bedrooms are all doubles, served by a contemporary main bathroom with heated towel rail and stylish shower room off the laundry room, which in turn provides further built-in cabinetry for extra storage, an integral full height freezer and space for a washing machine and tumble drier.

Outside, the rear garden is mainly laid to lawn, patio and composite decking, with raised flower beds adding colour and interest, and a concrete area to one side leading to the rear of the garage.



Situation

The property is situated in the popular village of Eastington, which lies four miles West of Stroud and nine miles South of Gloucester at the entrance of the Stroud Valley. There are useful village amenities within Eastington, such as a very sought after primary school, community centre, village hall, Co-op, post office, butchers, hairdressers, and two traditional pubs - The Old Badger which often features live music, and The Lazy Goose. It is situated close to Stonehouse town, providing further facilities and a train Station which has a mainline to London Paddington. It is also extremely convenient for Junction 13 of the M5 motorway. Lovely countryside walks are found in abundance around Eastington and the Stroud Water Canal towpath is less than 1 mile away.

SATNAV postcode GL10 3AX

Tenure Freehold

Local Authority Stroud District Council

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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